

INDEPENDENT EXAMINATION OF THE YETMINSTER & RYME INTRINSECA NEIGHBOURHOOD PLAN

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

David Torrence
Neighbourhood Plan Group (Liaison)

Mrs Charlotte Blocke
Clerk & RFO to Yetminster & Ryme Intrinseca Parish Council

Nick Cardnell
Senior Planning Officer
Dorset Council

Examination Ref: 02/AM/YNP

1 November 2021

Dear Mr Torrence, Mrs Blocke and Mr Cardnell

YETMINSTER & RYME INTRINSECA NEIGHBOURHOOD PLAN EXAMINATION

Having carried out my visit to the Yetminster and Ryme Intrinseca Neighbourhood Plan Area, I have identified some matters on which clarification from Yetminster and Ryme Intrinseca Parish Councils and Dorset Council would assist me in my examination of the Yetminster and Ryme Intrinseca Neighbourhood Plan (the Plan). May I request the submission of responses to my questions within **2 weeks** from the date of this letter, although an earlier response would be most welcome.

Questions to Yetminster and Ryme Intrinseca Parish Council (YRIPC) and Dorset Council (DC)

1. **Question to YRIPC.** I note that the application to designate the Neighbourhood Plan Area was approved by West Dorset District Council on 13 June 2016. What was the date of the application?
2. **Question to YRIPC.** What was the date of submission of the Plan to Dorset Council?
3. **Question to YRIPC.** The Plan refers to Yetminster and Ryme Intrinseca as a single Parish. The Consultation Statement (paragraphs 6 and 8) refers to two parishes and two websites. The OS base shows both Yetminster Civil Parish and Ryme Intrinseca Civil Parish. Map 1 on page 41 of the Plan delineating the Plan Area also shows the two Parishes as being separate entities. Please could this be clarified?
4. **Question to YRIPC.** The Basic Conditions Statement (Section 4 page 16) states that: *“The plan has been subject to a full Strategic Environmental Assessment, including the relevant scoping stage, and assessment of the pre-submission draft plan. The reports were sent to the statutory consultees (the Environment Agency, Natural England and Historic England) and published at the relevant times. A Habitats Regulations Assessment was also undertaken following consultation on the pre-submission plan”*. I should be grateful to have copies of the concluding responses from each of the statutory consultees on the SEA and the HRA.
5. **Question to YRIPC.** What is the approximate area of each of Local Green Space (LGS) 1 and LGS 5 and Land of Local Landscape Importance (LLLI) 1 and LLLI 2?
6. Regulation 16 representation ID2 (D2 Planning) refers to land north of Chapel Meadow and objects to its inclusion as LLLI and also objects to its omission as an allocation for housing.

- a) **Question to YRIPC.** The map which is attached to the representation on the Dorset Council web site shows this site as being outside LLLI 2 and, therefore, already excluded. Is my interpretation correct?
- b) **Question to DC.** The representation also states that the Dorset Council SHLAA describes the land as “a development site” with a reference of WD/TEYM/003. The Dorset Council SHLAA includes three sites for Yetminster, one of which, WD/TEYM/002, is described as Land north of Chapel Meadow. The conclusion was that the site is “*outside the development boundary, potential impacts on the conservation area and would represent an extension well beyond the settlement boundary. An unsuitable site*”. Therefore, I assume that the representation should have referred to WD/TEYM/002. Is my assumption correct?
7. **Question to YRIPC and DC.** Policy H2 states that affordable housing will be prioritised to people with a local connection. The final sentence of paragraph 7.18 of the Plan then comments that “*a local connection is defined in Dorset Council’s Housing Allocation Policy as: ...*”. I am not querying the accuracy of the subsequent bullet points in paragraph 7.18. Moreover, I also note that, in the Regulation 16 representation, Dorset Council welcomed the reference to the Dorset Council Housing Allocations Policy. However, I am concerned that the Housing Allocations Policy is far more comprehensive than implied in the Plan and it also refers to exceptions which I believe are reasonable and exclusions. Therefore, I am considering recommending, in order to meet the Basic Conditions, a modification to Policy H2 to include an explicit reference to the Housing Allocations Policy and which would then become: “*... to ensure that it is prioritised to people with a local connection, in accordance with the Dorset Council Housing Allocations Policy and remains so in perpetuity.*” Do the Councils have any comments?
8. **Question to YRIPC.** In the email to me dated 28 October 2021, the Parish Council referred to Policy T2 and I would be pleased to receive any further comments.
9. **Question to YRIPC.** A Regulation 16 representation from Land Value Alliance (LVA) objects to the exclusion of Omission Site: Land of Thornton Road from the housing allocations. I would be pleased to receive any comments.
10. **Question to YRIPC.** I would be pleased to receive any further comments about issues raised in the Regulation 16 representations should the YRIPC wish to make any.
11. **Question for YRIPC and DC.** A revised version of the National Planning Policy Framework was published by the government on 20 July 2021, alongside a final version of the National Model Design Code. I would be grateful if you could please advise me whether you consider any modifications in relation to the non-strategic matters covered by the draft Plan are necessary as a result of the publications and, if so, what these are?

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter and any subsequent response is placed on the Parish Council and Local Authority websites.

Thank you in advance for your assistance.

Your sincerely

Andy Mead

Examiner